

Dutton, Greg

From: Teresa Reel [treel@clear.net]
Sent: Thursday, March 01, 2012 11:30 AM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Morrison, Laura; Riley, Chris; Martinez, Mike [Council Member]; Tovo, Kathie
Cc: Dutton, Greg; Quinnelly, Kathryn; Meredith Morningstar; Mike Wusterhausen
Subject: Requested Postponement of March 1 City Council Agenda Items #61 and #63

Late yesterday afternoon the Coronado Hills Neighborhood Planning group was notified by staff that they had been in discussions with the owner of Tracts 113 and 114 over the last week and that he is now contesting the neighborhood and staff recommended zoning of these Tracts. Since the property owner did not participate in the three year long Neighborhood Planning process nor respond to the legal notification of zoning change which was sent out prior to the Neighborhood Plan and the zoning changes going to the Planning Commission we have had no opportunity to discuss the future land use plan with the property owner. This is a major concern for us since the Mobile Homes in the park are all at end of life based on the tax records and the property is currently zoned CS/GR with only a 6 foot wood fence separating it from residential homes. The CS/GR zoning is not consistent with the Future Land Use Plan in the proposed Neighborhood Plan nor the actual use of the property for the last 46 years.

We are asking that agenda items #61 and #63 be postponed until April 5th so that we have an opportunity to meet and discuss the future land use plan with the property owner.

If there are any question please contact Teresa Reel at 694-2000 or Meredith Morningstar at 921-4832.

Thank you for your consideration.

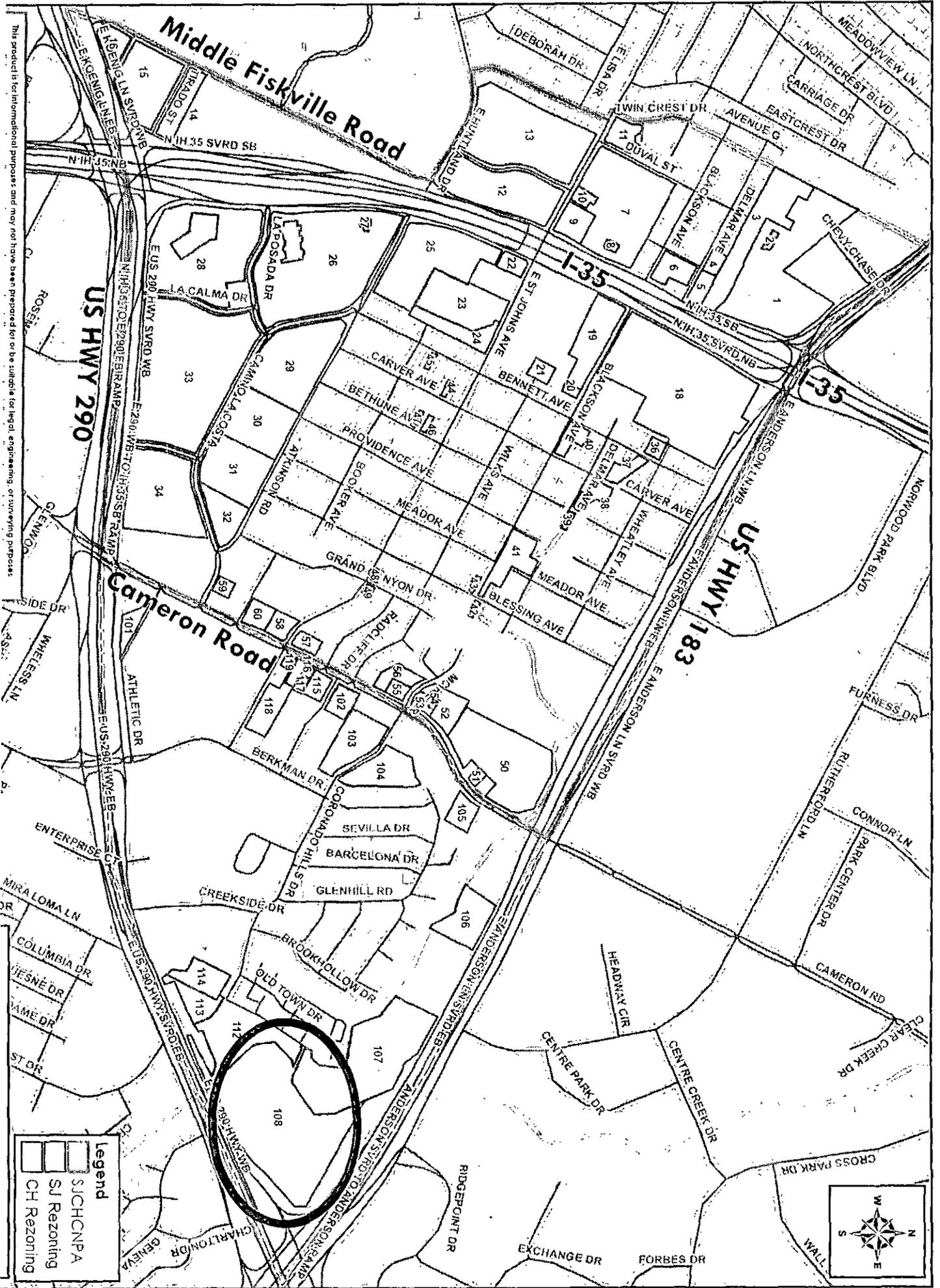
Motion Sheet for the St. John/Coronado Hills Combined Neighborhood Plan

St. John/Coronado Hills Combined Neighborhood Plan					
Motion #	Agenda Item #	Proposed Action (Case # NP-2011-0029)	Comments	CC Action	Votes Received
1	61	Approve, on first reading, the St. John/Coronado Hills Combined Neighborhood Plan, as recommended by Planning Commission, except for the following tracts: 108, 113, 114	Contested plan recommendations/tracts will be discussed separately as later motions.	1st reading Close PH Spelman/Martin	
Proposed Rezoning: St. John NPCD					
Motion #	Agenda Item #	Proposed Action (Case # C14-2011-0115)	Comments	CC Action	Votes Received
2	62	Approve, on first reading, the rezonings for the St. John Neighborhood Plan Combining District, as recommended by Planning Commission, except for the following tracts: None	Action on this item includes recommending adoption for the St. John NPCD of the following: "Small Lot Amnesty", "Cottage Lot," "Urban Home," "Secondary Apartment," "Corner Store," "Affordable Housing Special Use Options," for the entire St. John NPCD; "Residential Infill" on Tracts R, S, T, U, and V; "Neighborhood Urban Center" on Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, and Q. Action on this item also includes recommending adoption for the entire St. John NPCD of the following design tools: Front Porch Setback, as well as restricted mobile food vending regulations.	1st reading Close PH Riley/Martinez 7-0	
Proposed Rezoning: Coronado Hills NPCD					
Motion #	Agenda Item #	Proposed Action (Case # C14-2011-0116)	Comments	CC Action	Votes Received
3	63	Approve, on first reading, the rezonings for the Coronado Hills Neighborhood Plan Combining District, as recommended by Planning Commission, except for the following tracts: 108, 113, 114	Action on this item includes recommending adoption for the Coronado Hills NPCD of the following: "Small Lot Amnesty" for the entire Coronado Hills NPCD; "Residential Infill" on Tracts Y, Z, and AA; "Neighborhood Urban Center" on Tracts W and X, "Cottage Lot and Urban Home" infill as described in the Coronado Hills Drive Subdistrict. Action on this item also includes recommending adoption for the entire Coronado Hills NPCD of the following design tools: Impervious Cover and Parking Placement Restrictions, Garage Placement, and Front Porch Setback.	1st reading Close PH Cole/Riley 7-0	

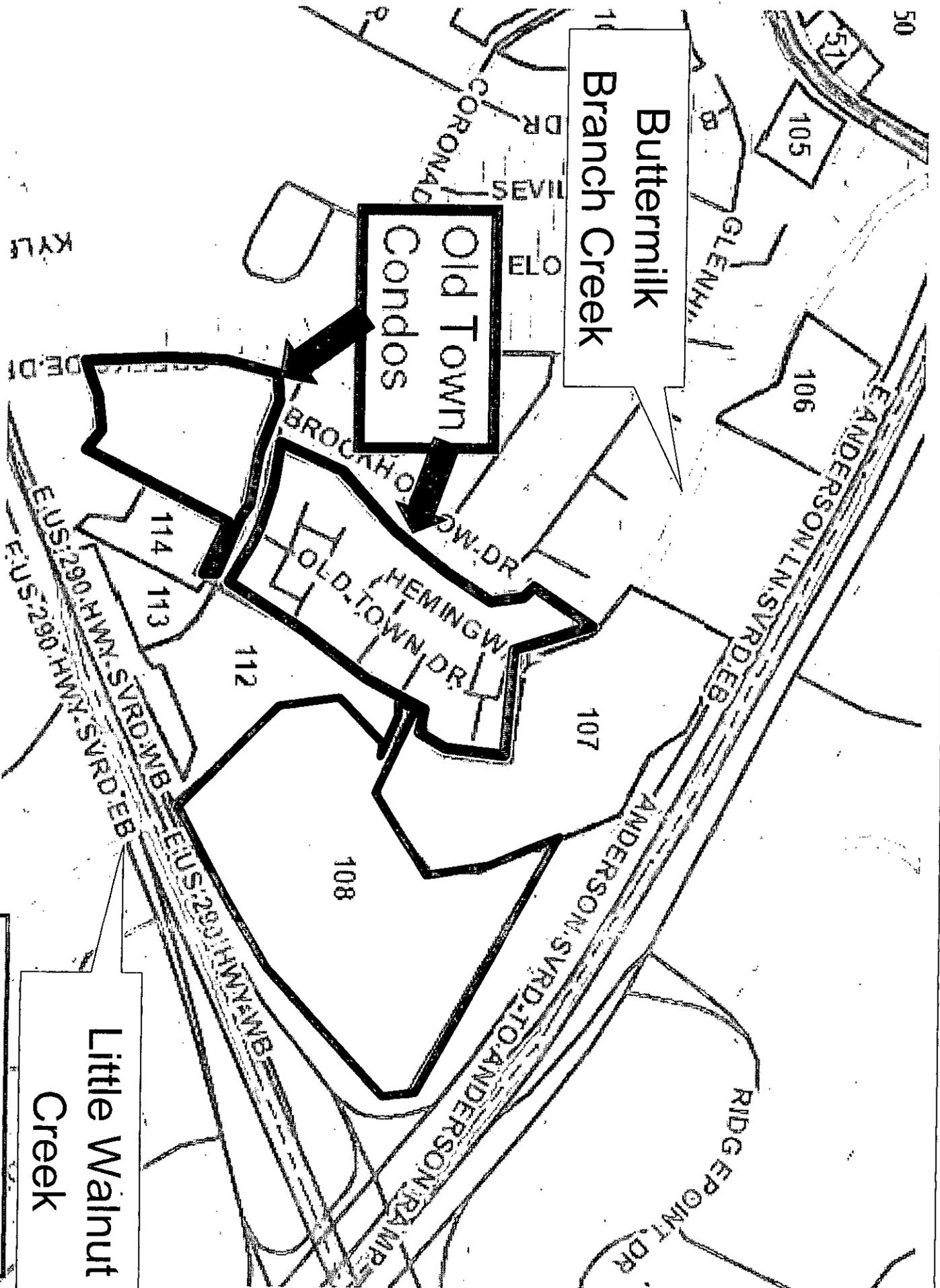
Motion Sheet for the St. John/Coronado Hills Combined Neighborhood Plan: "Contested Tracts"

City Co
Agel

Motion #	Agenda #	Tract # and Address	Current Zoning/ Current Use	Planning Commission Recommendation	Staff Recommendation	Neighborhood Stakeholder Recommendation	Property Owner Recommendation	Valid Petition?	CC Votes Received (4 votes needed)	
4	63	Tract #108 (E 7424 US HWY 290)	SF-3 /Undeveloped	GO-NP /Office Future Land Use	Same as PC	Same as PC	CS-CO-NP /Commercial Future Land Use	Yes (owner)		CO: Cor Adult-Or Hospital Transiti Campgr Blood Pl Off Recy Shop Se Storage
5	63	Tract #113 (E 7142.5 US HWY 290)	GR; CS /Mobile homes	GR-NP; CS-NP /Higher Density Single Family Future Land Use	MH-NP /Higher Density Single Family Future Land Use	SF-6 /Higher Density Single Family Future Land Use	Same as PC	Yes, depending on zoning rec. (neighborhood)		
6	63	Tract #114 (E 7100 US HWY 290)	CS /Mobile homes	CS-NP /Higher Density Single Family Future Land Use	MH-NP /Higher Density Single Family Future Land Use	SF-6 /Higher Density Single Family Future Land Use	Same as PC	Yes, depending on zoning rec. (neighborhood)		



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Tract 108

Current zoning:

SF-3

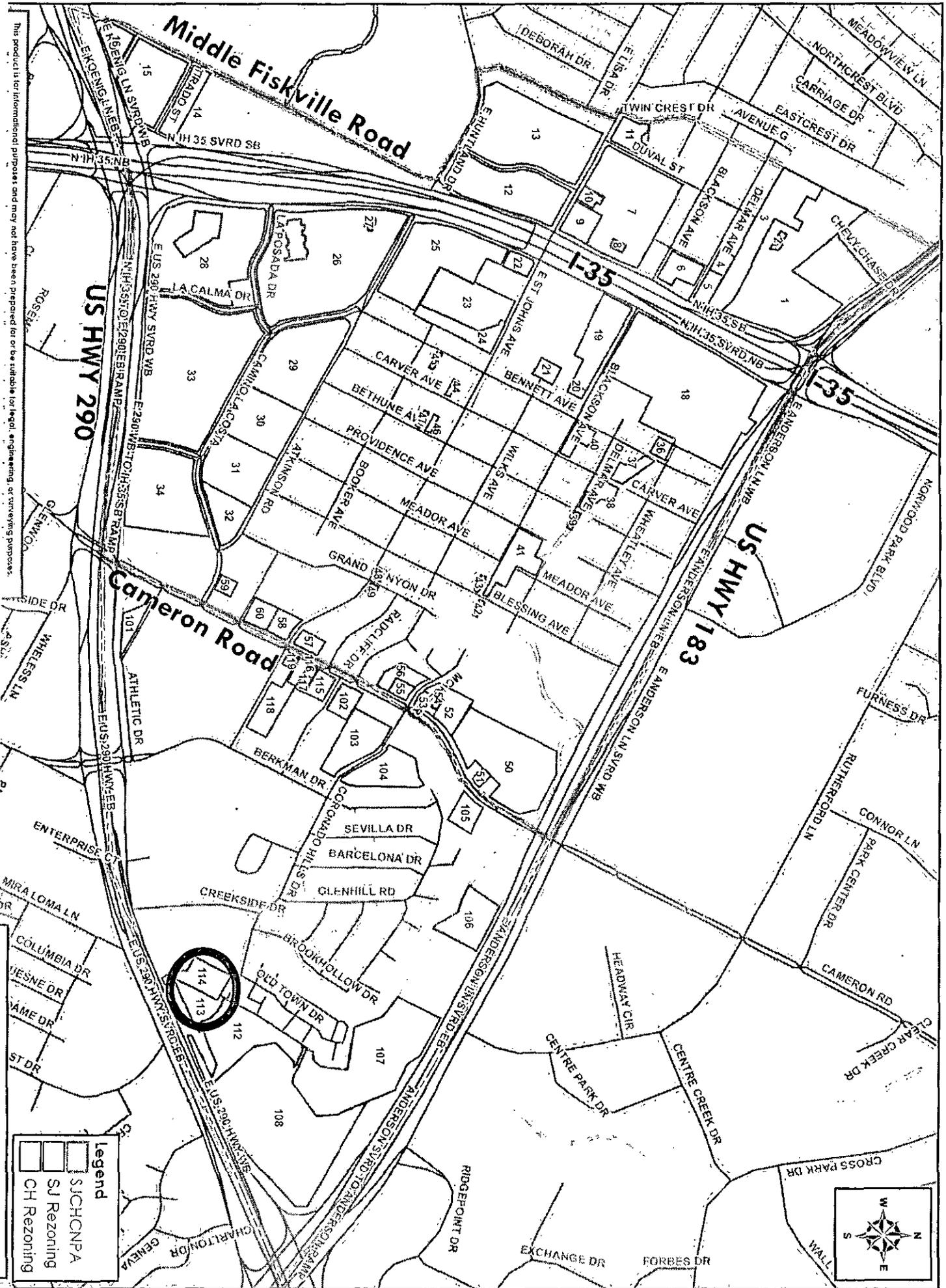
**Proposed zoning
(PC/Staff/N'hood):**

GO-NP

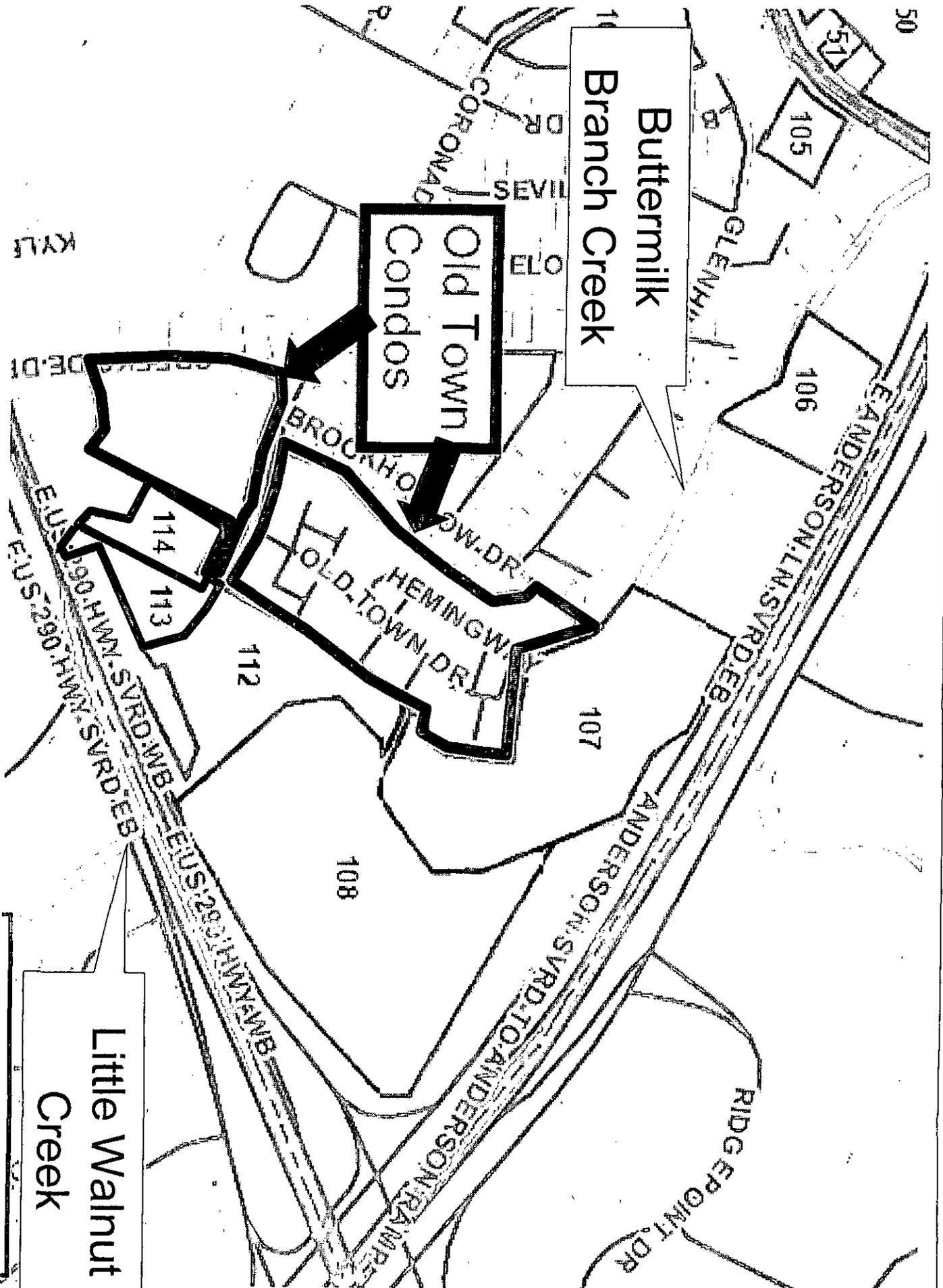
**Property owner
request:**

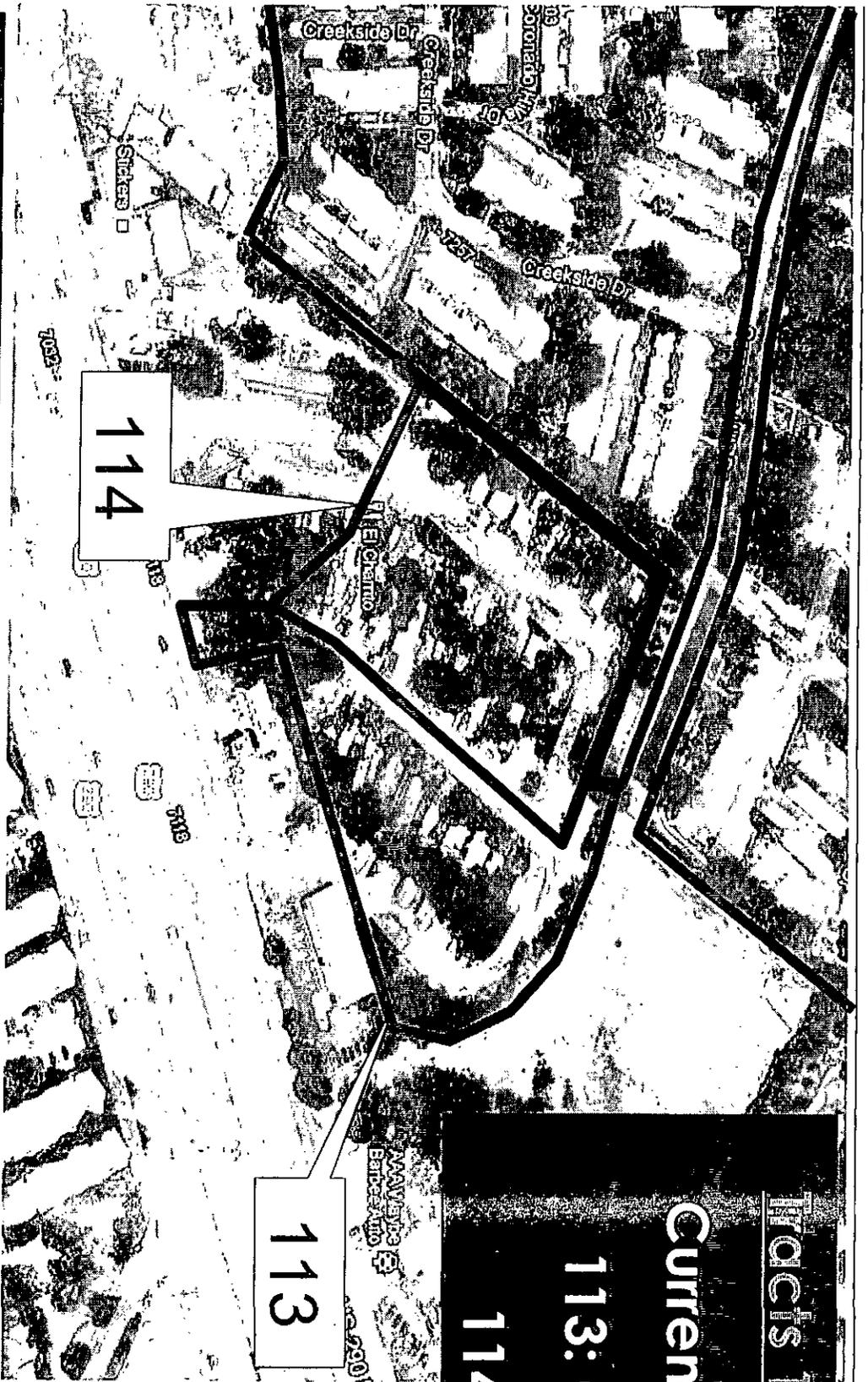
CS-CO-NP

Motion Sheet: Items 5 & 6



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Tracts 113 & 114

Current zoning:

113: GR, CS

114: CS

PC/Prop Own rec:

113: GR-NP, CS-NP

114: CS-NP

Staff rec:

113: MH-NP

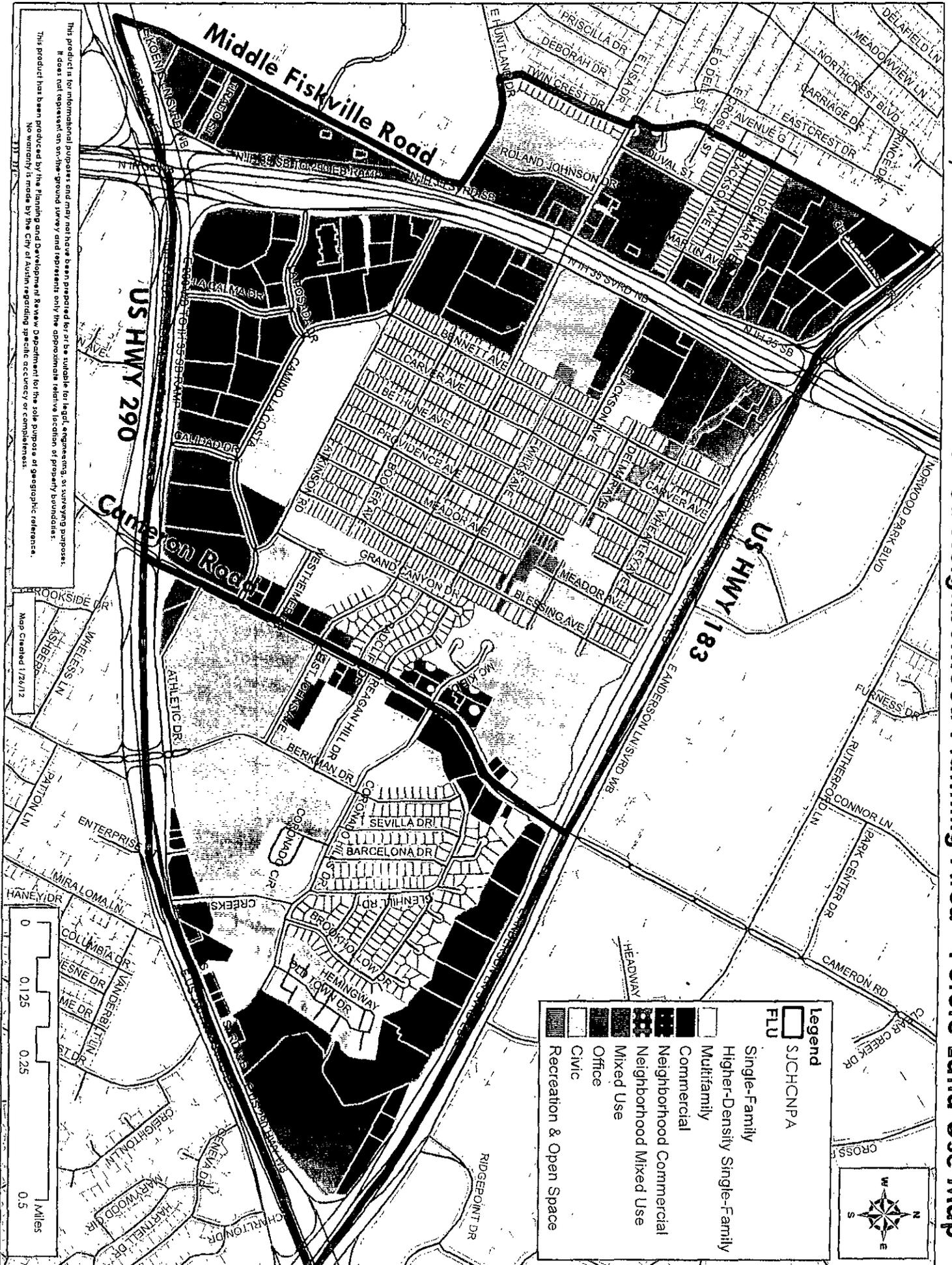
114: MH-NP

N'hood rec:

113: SF-6-NP

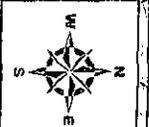
114: SF-6-NP

St. John/Coronado Hills Combined Neighborhood Planning Area - Future Land Use Map



Legend

- FLU
- SUCHCNPA
- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Neighborhood Commercial
- Neighborhood Mixed Use
- Mixed Use
- Office
- Civic
- Recreation & Open Space



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Map Created 1/28/12

0 0.125 0.25 0.5 Miles

Dutton, Greg

From: SHIRISH SHELAT [shshelat@yahoo.com]
Sent: Tuesday, February 28, 2012 8:54 PM
To: Dutton, Greg
Subject: Zoning request

Mr. Dutton.

I have discussed with you on phone. I will try to attend meeting personally but in case I cannot, I am sending you my request for the city council

We would like to keep the zoning as it is for the following reason.

1). we have small motel and restaurant in front of the mobile home park. This is same properties and land that has mobile home on the back side. We would like to keep the zoning for entire property same.

2) We also have option of selling entire property in future if it is same zoning area.

3) This business I am running since 1991 and we purchased entire business that was running with same zoning.

Please consider our request and keep the zoning same.

Thank you.

If you have any question please contact me on my mobile no 512-623-9579.

Satish bhatt .

2/28/12.

Dutton, Greg

From: Sammy Easterday [ebunny1@sbcglobal.net]
Sent: Wednesday, February 29, 2012 3:42 PM
To: Dutton, Greg
Subject: RE: SJCH - Information re: tracts 113 and 114, mobile homes

I am deeply disappointed that you all privately contacted the owner without any representation of the residents WHO LIVE HERE, the owner had been notified numerous times over 3 years about the plan. So now, one day before city council, we are left with trying to figure out what to do. Makes one wonder whose side you all are on! I don't believe for a minute you needed to do any contacting of anybody, you were looking out for your own job status so no one would say anything negative about how you "handled" all of us. Some "plan". Must not be our plan, must be one you all want. Planning involves stakeholders and you ignored many stakeholders! One could even think you went behind our backs, so to speak.

Why did you need to go out of your way to contact someone who has shown no interest in anything so far and thus subvert any plans we have made to get our plan congruent with residential wishes AT THE LAST MINUTE? ...our plan is the PLAN for the future! You have corrupted the good faith I was trying to maintain with you all. You have gone out of your way to confuse things with a slum like landlord judging from the conditions of the area where the trailer like residences are parked. Now you can say you notified us, thanks a lot!

S Easterday

From: Dutton, Greg [mailto:Greg.Dutton@austintexas.gov]
Sent: Wednesday, February 29, 2012 2:59 PM
To: treel@clear.net; mmstaraustin@hotmail.com; Mike Wusterhausen; Bonnie Turek; Sammy Easterday
Subject: SJCH - Information re: tracts 113 and 114, mobile homes

Hi all,

I just wanted give you a quick update on tracts 113 and 114 (Patton Court mobile homes) in the Coronado Hills neighborhood planning area. Dee Dee and I were able to contact the property owner last week, and have been discussing the proposed rezonings with him over the last few days (we filled him in on everything that's taken place up to this point). The property owner's desire is to keep the property zoned as it currently is, with a mix of CS and GR zoning. He has indicated that he currently has no plans to sell or redevelop the property, but would like to keep the commercial zoning because he feels it will allow for more flexibility in the future. I should also note that should City Council decide to keep the current zoning (as PC recommended and the property owner desires), then it would not be possible to file a valid petition, since no zoning change would be taking place.

We hope to see you tomorrow, and please do let me know if you have any questions.

Cheers,

Greg

Greg Dutton

Neighborhood Planner, City of Austin
Planning and Development Review Department
505 Barton Springs Road, Austin, TX 78704
(512) 974-3509
Greg.Dutton@austintexas.gov



Please consider the environment before printing this email.

Dutton, Greg

From: Teresa Reel [treel@clear.net]
Sent: Wednesday, February 29, 2012 11:45 PM
To: Dutton, Greg
Cc: <mmstaraustin@hotmail.com>; Mike Wusterhausen; Bonnie Turek; Sammy Easterday
Subject: Re: SJCH - Information re: tracts 113 and 114, mobile homes

If there was discussions with the owner of Tracts 113/114 it would have been preferred that someone from the Coronado Hills Planning area be included in those discussions. We have been working on the plan for almost four years.

That being said, with the Tracts contested does it take more than four votes of the council to change the Zoning?

Sent from my iPhone

On Feb 29, 2012, at 2:59 PM, "Dutton, Greg" <Greg.Dutton@austintexas.gov> wrote:

Hi all,

I just wanted give you a quick update on tracts 113 and 114 (Patton Court mobile homes) in the Coronado Hills neighborhood planning area. Dee Dee and I were able to contact the property owner last week, and have been discussing the proposed rezonings with him over the last few days (we filled him in on everything that's taken place up to this point). The property owner's desire is to keep the property zoned as it currently is, with a mix of CS and GR zoning. He has indicated that he currently has no plans to sell or redevelop the property, but would like to keep the commercial zoning because he feels it will allow for more flexibility in the future. I should also note that should City Council decide to keep the current zoning (as PC recommended and the property owner desires), then it would not be possible to file a valid petition, since no zoning change would be taking place.

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Cheers,

Greg

Greg Dutton

Neighborhood Planner, City of Austin
Planning and Development Review Department
505 Barton Springs Road, Austin, TX 78704
(512) 974-3509
Greg.Dutton@austintexas.gov



Please consider the environment before printing this email.

Dutton, Greg

From: Bonnie Turek [blturek@sbcglobal.net]
Sent: Thursday, March 01, 2012 12:16 AM
To: treel@clear.net; mmstaraustin@hotmail.com; Mike Wusterhausen; Sammy Easterday; Dutton, Greg
Cc: Yuri Prentice; Jo Alvarez; Alicia Hathaway
Subject: Re: SJCH - Information re: tracts 113 and 114, mobile homes

Greg,

It is very difficult for me to understand (at the direction/suggestion of a council person) why the owner of lots 113/114 needed to be contacted even one time. much less twice, if that was the case. While we faithful stakeholders were attending monthly meetings for nearly 3 years, the owner chose to ignore the whole process. Did he ever come a meeting? Did he even show up at the Planning Commission hearing, to protect his interest in the zoning? To my knowledge he didn't contact the neighborhood(s)

To have him given such deference, at this point, irrespective of a council person's direction, is giving credence to the wishes of **one** land owner, at this late date, who over a 3 year period, didn't think it was important enough, to show up and speak up.

Any of us, including the members of the City Council could conclude he wasn't concerned or even interested. . Based on this, why was he afforded this "special treatment" ? He didn't earn it. I am troubled and very disappointed by this last minute action, on his behalf. It gives us little or no time to prepare any additional/special remarks to the Council, should we desire to do so.

Bonnie Turek

--- On Wed, 2/29/12, Dutton, Greg <Greg.Dutton@austintexas.gov> wrote:

From: Dutton, Greg <Greg.Dutton@austintexas.gov>
 Subject: SJCH - Information re: tracts 113 and 114, mobile homes
 To: treel@clear.net, mmstaraustin@hotmail.com, "Mike Wusterhausen" <mikewusterhausen@hotmail.com>, "Bonnie Turek" <blturek@sbcglobal.net>, "Sammy Easterday" <ebunny1@sbcglobal.net>
 Date: Wednesday, February 29, 2012, 2:59 PM

Hi all,

I just wanted give you a quick update on tracts 113 and 114 (Patton Court mobile homes) in the Coronado Hills neighborhood planning area. Dee Dee and I were able to contact the property owner last week, and have been discussing the proposed rezonings with him over the last few days (we filled him in on everything that's taken place up to this point). The property owner's desire is to keep the property zoned as it currently is, with a mix of CS and GR zoning. He has indicated that he currently has no plans to sell or redevelop the property, but would like to keep the commercial zoning because he feels it will allow for more flexibility in the future. I should also note that should City Council decide to keep the current zoning (as PC recommended and the

property owner desires), then it would not be possible to file a valid petition, since no zoning change would be taking place.

We hope to see you tomorrow, and please do let me know if you have any questions.

Cheers,

Greg

Greg Dutton

Neighborhood Planner, City of Austin

Planning and Development Review Department

505 Barton Springs Road, Austin, TX 78704

(512) 974-3509

Greg.Dutton@austintexas.gov



Please consider the environment before printing this email.

Dutton, Greg

From: Mike Wusterhausen [mikewusterhausen@hotmail.com]
Sent: Thursday, February 23, 2012 7:43 AM
To: Teresa Reel; awoffice@waugheng.com
Cc: Quinnelly, Kathryn; Dutton, Greg; mmstaraustin@hotmail.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; twaugh@waugheng.com; mikewusterhausen@hotmail.com
Subject: RE: Coronado Hills March Meeting Thursday March 8th

I have passed on the meeting information to Coronado Hills residents for whom I have email addresses.
 Thanks, Mike W.

CC: kathryn.quinnelly@austintexas.gov; greg.dutton@austintexas.gov; mmstaraustin@hotmail.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; twaugh@waugheng.com; mikewusterhausen@hotmail.com
 From: treel@clear.net
 Subject: Re: Coronado Hills March Meeting Thursday March 8th
 Date: Wed, 22 Feb 2012 14:29:58 -0600
 To: awoffice@waugheng.com

Let's say 7pm at Old Town Clubhouse 1801 Coronado Hills Drive.
 Questions concerning Tract 108:
 Do the current owners plan to develop or just obtain zoning and resale?
 If planning to develop what other projects has the group developed?
 Where will the access to the development be located?
 Has the possibility of splitting the tract and having different zoning on the east and west sides been considered? Is it possible?
 What type of develop is planned for the tract?
 I'm sure there are other questions
 but the ones above are being ask by many.

Sent from my iPhone

On Feb 22, 2012, at 12:28 PM, "Azam Office" <awoffice@waugheng.com> wrote:

Thank you for your e-mail, Teresa. We can meet with the neighborhood at 6:30 pm or 7:00 pm on Monday, Feb 27th:

Please confirm the time (6:30 or 7:00 pm), and please furnish us the address for the Clubhouse.

Thank You,
 Azam
 (512) 474-4470

-----Original Message-----

From: Teresa Reel [mailto:treel@clear.net]
Sent: Wednesday, February 22, 2012 10:41 AM
To: Mike Wusterhausen
Cc: awoffice@waugheng.com; kathryn.quinnelly@austintexas.gov; greg.dutton@austintexas.gov; mmstaraustin@hotmail.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; twaugh@waugheng.com
Subject: Re: Coronado Hills March Meeting Thursday March 8th

How about a meeting Monday Feb 27th at the Old Town Clubhouse at 6:30 or 7pm? The clubhouse is available. Can someone from the group with Tract 108 attend? If so we can get emails out and have whoever can attend from Old Town HOA and Coronado Hills NA there. That's the only possibility I see before March 1.

On Wed, Feb 22, 2012 at 5:01 AM, Mike Wusterhausen <mikewusterhausen@hotmail.com> wrote:

There really is no way to bump up our Neighborhood Association meeting. Our newsletter is delivered out the weekend prior to our meeting and we have no way to get a change in date out early enough to notify the neighbors. Not to mention the vote that is needed to move the stated meeting date. We are still a go for the March meeting on the 8th. Thanks, Mike W.

From: awoffice@waugheng.com
 To: Kathryn.Quinnelly@austintexas.gov
 CC: Greg.Dutton@austintexas.gov; mikewusterhausen@hotmail.com;
mmstaraustin@hotmail.com; treel@clear.net; majidhemmasi@hotmail.com;
seyed1957@yahoo.com; twough@waugheng.com

Subject: RE: Coronado Hills March Meeting Thursday March 8th
 Date: Tue, 21 Feb 2012 13:49:55 -0600

Hi Kathryn,

Thank you for your email and suggestion. My partners and I are available to meet prior to the council meeting. However, I do not know how much trouble it is for the neighborhood to meet with us before March 1st.

Thanks,
 Azam
 (512) 474-4470

-----Original Message-----

From: Quinnelly, Kathryn [mailto:Kathryn.Quinnelly@austintexas.gov]
Sent: Tuesday, February 21, 2012 12:35 PM
To: Mike Wusterhausen; mmstaraustin@hotmail.com; Teresa Reel; awoffice@waugheng.com
Cc: Dutton, Greg
Subject: FW: Coronado Hills March Meeting Thursday March 8th

Hi there,

I hope everyone is doing well. Greg Dutton forwarded me the e-mail communication regarding Tract 108. This is good news that you all will be getting together to further discuss the property.

What I would pose to the group is that we will be presenting to City Council (CC) on Thursday, March 1 and as you all know, Tract 108 will be up for discussion at that time. It may be beneficial, if possible, to have your meeting prior to the CC hearing. This is totally up to you all, but it is very likely that CC will ask questions of both parties and, possibly, whether or not you all have gotten together to discuss.

Please keep us posted and we will see everyone on Thursday, March 1.

Kind regards,
Dee Dee

Kathryn D. "Dee Dee" Quinnelly, LEED AP
Senior Planner, City of Austin
Planning and Development Review Department
512.974.2976
kathryn.quinnelly@austintexas.gov



Please consider the environment before printing this email.

From: Dutton, Greg
Sent: Tuesday, February 21, 2012 9:56 AM
To: Quinnelly, Kathryn
Subject: FW: Coronado Hills March Meeting Thursday March 8th

Discussion between CH and Tract 108 owners.

From: Mike Wusterhausen [<mailto:mikewusterhausen@hotmail.com>]
Sent: Thursday, February 16, 2012 7:40 PM
To: awoffice@waugheng.com
Cc: mmstaraustin@hotmail.com; twaugh@waugheng.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; Rhoades, Wendy; Dutton, Greg; mikewusterhausen@hotmail.com
Subject: RE: Coronado Hills March Meeting Thursday March 8th

I will put aside the time at the March meeting. Thanks, Mike W.

From: awoffice@waugheng.com
To: mikewusterhausen@hotmail.com
CC: mmstaraustin@hotmail.com; twaugh@waugheng.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; Wendy.Rhoades@austintexas.gov; greg.dutton@austintexas.gov
Subject: RE: Coronado Hills March Meeting Thursday March 8th
Date: Wed, 15 Feb 2012 10:26:23 -0600

Mike,

I sent the e-mail below and received a message that it was not delivered.

My apology if this is a duplicate email.

Regards,
Azam
(512) 474-4470

From: awaugh@waugheng.com [<mailto:awaugh@waugheng.com>]
Sent: Wednesday, February 15, 2012 6:54 AM

To: 'Mike Wusterhausen'
Cc: 'mmstaraustin@hotmail.com'; 'twaugh@waugheng.com'; 'majidhemmasi@hotmail.com'; 'seyed1957@yahoo.com'; 'wendy.rhoades@austintexas.gov'; 'greg.dutton@austintexas.gov'
Subject: RE: Coronado Hills March Meeting Thursday March 8th

Mike,

Thank you very much for allowing us to speak at your meeting. I think about 10 minutes of presentation would be enough, and probably another 10 minutes for questions and answers. Does this work for you?

Regards,
Azam

From: Mike Wusterhausen [<mailto:mikewusterhausen@hotmail.com>]
Sent: Monday, February 13, 2012 6:53 PM
To: awaugh@waugheng.com
Cc: mmstaraustin@hotmail.com; twaugh@waugheng.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; wendy.rhoades@austintexas.gov; greg.dutton@austintexas.gov; mikewusterhausen@hotmail.com
Subject: RE: Coronado Hills March Meeting Thursday March 8th

Mr. Waugh. Our neighborhood meetings are held on the second Thursday of the month (March 8th) and are held at the Clifton Center, 1519 Coronado Hills Dr. The meetings start at 6:30 PM and we have to have the chairs put away and be clear of the building by 8PM. I will put you early on the meeting agenda to ensure we do not run out of time. How long would you like? Let me know. - Mike Wusterhausen

From: awaugh@waugheng.com
To: mikewusterhausen@hotmail.com
CC: mmstaraustin@hotmail.com; twaugh@waugheng.com; majidhemmasi@hotmail.com; seyed1957@yahoo.com; Wendy.Rhoades@austintexas.gov; greg.dutton@austintexas.gov
Subject:
Date: Fri, 10 Feb 2012 08:33:31 -0600

Mike,

My name is Azam Waugh. I am one of the owners of parcel 108 in the Coronado Hill neighborhood. In speaking with Meredith Morningstar, I understand that you are the one who runs the neighborhood meetings and puts the agenda together.

I am requesting that you give us a few minutes at your next neighborhood meeting, so we can talk to the neighbors and learn what their concerns are about the type of businesses that may be using parcel 108. I have confidence that we can come up with an arrangement that will be mutually beneficial.

I understand that your next meeting will be held on March 8th at 6:30 PM. Please provide me with the location of the meeting and confirm the date and the time.

Thank you very much for your consideration.

Regards,
Azam Waugh

COZY LIVING, LLC
Office: (512) 474-4470

TRACT # 108

Cell: (512) 922-6563

TRACT # 108

Owners have suggested to residents that a strip type mall could be built with their proposal. I will briefly list the current strip mall services currently surrounding our neighborhood. If two numbers are given for a store, it is because these businesses go in and out of business from month to month.

1. 4 -5 filling stations all are combo convenience store/station
2. Grocery stores
 - a. 4-5 small ethnic specialty stores,
 - b. 1 full service, large ethnic store
 - c. 1 old and somewhat run down full service store
3. 2-3 fingernail shops
4. 2 dry cleaners (some go in and out of business)
5. 3 pay day loan stores
6. 2 half way residential houses
7. 4-6 small restaurants
8. 2-3 beauty shops
9. 2 pawn shops
10. 2 Dept of Texas offices-rehabilitation & DOT
11. 2 Laundromats
12. 2 franchised dental offices
13. 2 insurance stores
14. 4 car repair or used tire stores
15. 1 liquor store
16. 1 very large night club set to open upon completion of remodeling
17. 1 mobile home park currently violating many city codes for mobile home parks
18. 1 strip mall church
19. 1 phone store
20. 2 video stores
21. 1 karate school
22. 1 health clinic for underserved citizens
23. 2 hair cutting stores
24. 1 bank
25. 2 Childcare facilities
26. 1 barber shop
27. 1 small business park